| 095.0 | 0005 | 0007.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 884,000 / 884,000 |
| | | | | | USE VALUE: | 884,000 / 884,000 |
| | | | | | ASSESSED: | 884,000 / 884,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 159 | | CROSBY ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DOBRO MATTHEW S |
| Owner 2: | DOBRO-BENDER CARLA A |
| Owner 3: | |
| Street 1: | 159 CROSBY ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HOWE ELEANOR/LIFE ESTATE - |
| Owner 2: | - |
| Street 1: | 159 CROSBY ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .248 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 2534 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10800.000 | 363,200 | | 520,800 | 884,000 |
| Total Card | 0.248 | 363,200 | | 520,800 | 884,000 |
| Total Parcel | 0.248 | 363,200 | | 520,800 | 884,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.86 /Parcel: 348.86

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 62568

**GIS Ref**

**GIS Ref**

**Insp Date** 06/13/17

!7830!

## PREVIOUS ASSESSMENT

Parcel ID 095.0-0005-0007.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 363,200 | 0 | 10,800. | 520,800 | 884,000 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 350,400 | 0 | 10,800. | 520,800 | 871,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 350,400 | 0 | 10,800. | 520,800 | 871,200 | 871,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 279,300 | 0 | 10,800. | 520,800 | 800,100 | 800,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 279,300 | 0 | 10,800. | 446,400 | 725,700 | 725,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 219,300 | 0 | 10,800. | 416,600 | 635,900 | 635,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 219,300 | 0 | 10,800. | 357,100 | 576,400 | 576,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 205,100 | 0 | 10,800. | 319,900 | 525,000 | 525,000 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 06:15:21 |

**LAST REV**

| Date | Time |
|---|---|
| 06/22/17 | 17:57:44 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7830

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HOWE ELEANOR/LI | 53906-442 | | 11/25/2009 | | 440,000 | No | No | | |
| HOWE PAUL V & E | 34015-423 | | 11/8/2001 | Family | 1 | No | No | | |
| | 7633-438 | | 1/1/1901 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 62568 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/3/2016 | 559 | Addition | 158,000 | | | | | 2ND STRY ADDITION |
| 8/5/2010 | 955 | Addition | 156,000 | | | | | 14X32 ADD TO RIGHT |
| 4/4/1996 | 99 | Manual | 3,000 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/13/2017 | Permit Visit | DGM | D Mann |
| 6/13/2017 | Inspected | DGM | D Mann |
| 3/28/2011 | Info Fm Prmt | BR | B Rossignol |
| 2/11/2009 | Meas/Inspect | 189 | PATRIOT |
| 10/15/1999 | Meas/Inspect | 263 | PATRIOT |
| 8/7/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10800 | | Sq. Ft. | Site | | 0 | 70. | 0.69 | 4 | | | | | | | | | 520,801 | | | | | | 520,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.24793 | Total SF/SM: | 10800 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 520,801 | Spl Credit | | Total: | 520,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | 1 - Drywall | 50 | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | 1 | Rating: | Very Good |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.06436455 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 116.489 |
| Other Features: | 97500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 446169 |
| Depreciation: | 82987 |
| Depreciated Total: | 363181 |

## COMMENTS

SINK IN BSMT.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Totals | RMs: | 8 | BRs: | 4 | Baths: | 1 | HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

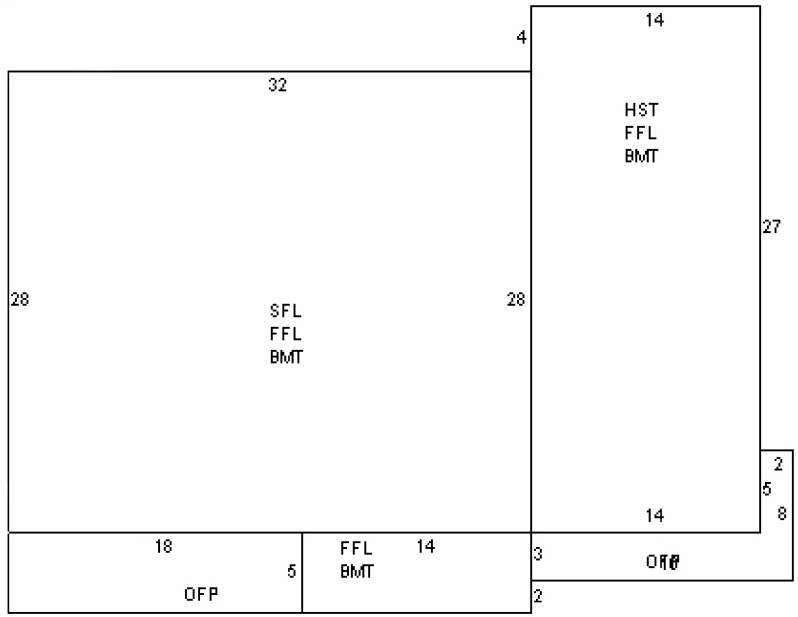
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 116.49 |
| Special Features: | 0 | Val/Su Net: | 88.67 |
| Final Total: | 363200 | Val/Su SzAd | 143.33 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,414 | 34.950 | 49,415 |
| FFL | First Floor | 1,414 | 116.490 | 164,715 |
| SFL | Second Floor | 896 | 116.490 | 104,374 |
| HST | Half Story | 224 | 116.490 | 26,094 |
| OFP | Open Porch | 148 | 27.510 | 4,071 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,096 | | | Total: | |
| Size Ad | 2534 | Gross Area | 6006 | FinArea | 2534 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

095.0-0005-0007.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |